



MEETING MINUTE SUMMARY

SALT LAKE COUNTY PLANNING COMMISSION MEETING

Wednesday, October 13, 2021 8:30 a.m.

****Meeting minutes approved on December 22, 2021****

Approximate meeting length: 40 minutes

Number of public in attendance: 2

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Collard

***NOTE:** Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
Neil Cohen	x	x	
Ronald Vance	x	x	
Mark Elieson	x	x	
Christopher Collard (Chair)	x	x	
Sara Hiatt (Vice Chair)	x	x	
Jeff Watkins	x	x	
Ofa Matagi	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Kayla Mauldin	x	x
Travis Hair	x	x
Lupita McClenning		
Jake Young	x	x
Helen Peters	x	x
Toby Lowry	x	x
Dina Blaes		
Zach Shaw (DA)	x	x

Commissioner Collard read the Chairs Opening Statement.

PUBLIC HEARING(S)

Hearings began at – 8:31 a.m.

OAM2021-000275 - A proposed ordinance of the Salt Lake County Council creating Chapter 19.15 of the Salt Lake County Code of Ordinances allowing for and regulating Accessory Dwelling Units (ADUs) and Interior Accessory Dwelling Units (IADUs) in single-family detached dwellings in accordance with limits in State Law and to enact related regulations. **Planner:** Travis Hair (Motion/Voting)

The Planning Commission will act on the proposed ordinance amendments after taking comments from the public during their respective public hearings. Public comments will be provided pursuant to the planning commissions' rules of conduct. Public comments will be limited to three minutes per person. The public is also invited to review and inspect the proposed ordinances at <https://www.utah.gov/pmn/index.html> under the respective Planning Commissions' agendas.

The Greater Salt Lake Municipal Services District Planner Travis Hair provided an analysis of the ordinance amendment.

Mr. Shaw emphasized that the ordinance carries over the work the Salt Lake County Planning Commission already did on the detached regulations, brings ordinance into compliance with bill. Commissioner Elieson asked if anything in the ordinance going after existing IADUs scattered all over the valley, who have never received business license or permits. Mr. Hair said if we become aware, code enforcement will talk to them and will work with them to come into compliance and go through the process. Mr. Shaw said that ADU required to have a business license renewed every year for tracking. Mr. Hair said ADU owner will record documents, and that state law allows County to put liens on properties until they are compliant. Commissioner Cohen said on the Mountainous Planning District Planning Commission they brought up language to correct in section 19.15.110, subsection B, ADU Design Standards, changed to “building permit may not be issued”.

Commissioner Cohen motioned to open the public hearing, Commissioner Elieson seconded that motion.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Citizen

Name: Kim Zacherson

Address: 14594 South Rose Canyon Road

Comments: Ms. Zacherson asked why FR/FA is not on the property.

Mr. Shaw said there was a version of the ordinance that was before the legislature’s bill, which did exclude the FR/FA, and the current version doesn’t exclude. Mr. Hair said 19.15.030 does include the forestry zone. Ms. Zacherson asked why FR/FA rezone is not on this agenda. Mr. Shaw said it was posted in error and the decision was made last month and the agenda was amended.

Commissioner Vance motioned to close the public hearing, Commissioner Hiatt seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Commissioners had a brief discussion regarding HB82 regarding the section of the code that applies to this commission, and findings in State Code 17-27A.

Motion: To recommend approval to the County Council File #OAM2021-000275 a proposed ordinance of the Salt Lake County Council creating Chapter 19.15 of the Salt Lake County Code of Ordinances allowing for and regulating Accessory Dwelling Units (ADUs) and Interior Accessory Dwelling Units (IADUs) in single-family detached dwellings in accordance with limits in State Law and to enact related regulations and to clarify the wording in 19.15.110 B.

Motion by: Commissioner Cohen

2nd by: Commissioner Elieson

Vote: Commissioners voted unanimous in favor

BUSINESS MEETING

Meeting began at – 8:58 a.m.

- 1) Approval of the September 15, 2021 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To continue approval of the September 15, 2021 Planning Commission Meeting Minutes to the November 10th meeting.

Motion by: Commissioner Hiatt

2nd by: Commissioner Vance

Vote: Commissioners voted unanimous in favor

Commissioner Elieson excused himself at 9:00am.

2) Planning Commissioner discussion on Utah APA conference.

Mr. Young wanted to find who was able to attend. Commissioner Cohen said the conference was well done, organized well, tons of information, many breakout sessions, LUAU was great, and should be made available to the planning commissioners for the fall conference. Mr. Shaw said if anyone attended, please provide Ms. Gurr the hours attended, as four hours is required annually. Commissioner Hiatt said she attended only on Friday, spoke about session re: Heber City regarding long term plans, appreciated the meetings after about programs and acronyms, helpful and applicable to actual community. Mr. Young said keynote speaker, Steve Waldrip went from planning commissioner to house of representative, learning planning and community development, talking about getting more commissioners to attend events across Utah.

Commissioner Cohen asked if we still have commission seats to fill. Mr. Young said two unincorporated seats available. Commissioner Cohen asked if we'll be talking about the West General Plan. Mr. Young said in November will have it on the agenda for discussion and opening up for workshops.

3) Other Business Items. (As Needed)

No other business items to discuss.

Commissioner Collard adjourned.

MEETING ADJOURNED

Time Adjourned – 9:11 a.m.